



## 12 Ewden Road

Wombwell, Barnsley, S73 0RG

£225,000



UNEXPECTEDLY BACK ON THE MARKET!

This stunning three bedroom semi detached property is located in a very popular location and won't be around for long !

BE QUICK TO AVOID DISAPPOINTMENT CALL 01226 340110 TO BOOK YOUR VIEWING !



### Entrance Hall

A welcoming entrance hall providing laminate flooring and stairs which rise to the first floor landing.

### Open Plan Kitchen/Dining/Living

**KITCHEN:** This fabulous kitchen area has a range of wall and base units, solid wood work top surface which incorporates a ceramic sink unit, space for a free range oven, plumbing for a washing machine and under counter space for fridge and freezer. There is a side and rear facing double glazed window and good size storage area.

**DINING ROOM:** Having a continuation of the laminate flooring, French style doors with side panel windows lead to the rear garden.

**LOUNGE:** The focal point of this fabulous room is the log burner set in stone, a bay style front facing double glazed window and radiator.

### Bedroom One

A double bedroom having a bay style front facing double glazed window and radiator.

### Bedroom Two

A further double bedroom having a rear facing double glazed window and radiator.

### Bedroom Three

A single bedroom with a double glazed window and radiator.

### Bathroom

A fabulous bathroom suite having a freestanding bath, W.C and vanity wash hand basin. Tiled flooring, tiling to the walls, cast iron style radiator and double glazed window with obscure glazing.

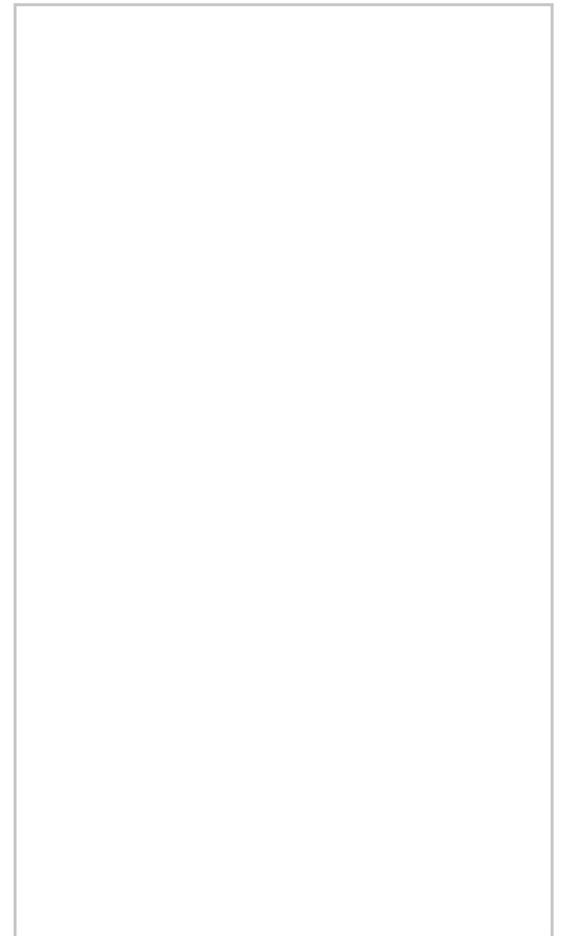
### Outside

To the front of the property is a grassed garden area along with a driveway which runs to the side of the property and provides ample off road parking and in turn leads to double gates which gives access to the good size garage. The rear garden is of a good size and has Indian stone seating area which then leads to the bar which is a nice versatile space.

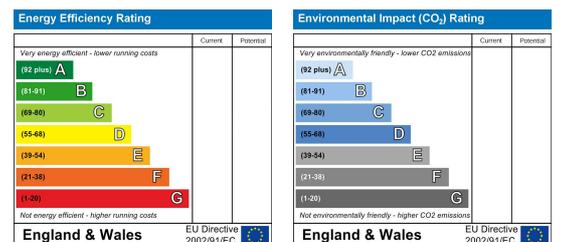
### Area Map



### Floor Plans



### Energy Efficiency Graph



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